

PB# 99-9

**Aliya, Inc.
(Site Plan)**

35-1-58

99-9

ALIYA, INC. SITE PLAN
CORPORATE DRIVE (DRABICK

Approved 10-6-99

DATE April 12, 1999 **RECEIPT** 039164
 RECEIVED FROM Zafar Produce Inc
 Address _____
One Hundred 00/100 DOLLARS \$ 100.00
 FOR P.B. # 99-9

ACCOUNT		HOW PAID	
BEGINNING BALANCE		CASH	<u>CL # 355</u>
AMOUNT PAID		CHECK	<u>100.00</u>
BALANCE DUE		MONEY ORDER	

Town Clerk
 BY Dorothy H. Hansen

DATE April 12, 1999 **RECEIPT** 99-9 NUMBER
 RECEIVED FROM Zafar Produce, Inc.
 Address 115 Corporate Drive - New Windsor, N.Y.
Seven Hundred Fifty 00/100 DOLLARS \$ 750.00
 FOR Escrow

ACCOUNT		HOW PAID	
BEGINNING BALANCE	<u>750 00</u>	CASH	
AMOUNT PAID	<u>750 00</u>	CHECK	<u># 356</u>
BALANCE DUE	<u>- 0 -</u>	MONEY ORDER	

Lily
 BY Myna Mason, Secretary

DATE Sept. 29, 1999 **RECEIPT** 134348
 RECEIVED FROM Mel Car Construction
 Address _____
One Hundred 00/100 DOLLARS \$ 100.00
 FOR P.B. # 99-9

ACCOUNT		HOW PAID	
BEGINNING BALANCE		CASH	<u>CL # 2009</u>
AMOUNT PAID		CHECK	<u>100.00</u>
BALANCE DUE		MONEY ORDER	

Town Clerk
 BY Dorothy H. Hansen

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 10/19/1999

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 99-9

NAME: ALIYA, INC. SITE PLAN
APPLICANT: ZAFAR, SYED

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
10/06/1999	PLANS STAMPED	APPROVED
04/14/1999	P.B. APPEARANCE . NO CONDITIONS	LA:ND WVE PH APPR
04/08/1999	WORK SESSION APPEARANCE	SUBMIT

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/20/1999

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 99-9
NAME: ALIYA, INC. SITE PLAN
APPLICANT: ZAFAR, SYED

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
04/12/1999	REC. CK. #356	PAID		750.00	
04/14/1999	P.B. ATTY. FEE	CHG	35.00		
04/14/1999	P.B. MINUTES	CHG	22.50		
05/20/1999	P.B. ENGINEER FEE	CHG	59.00		
05/21/1999	RET. TO APPLICANT	CHG	633.50		
		TOTAL:	750.00	750.00	0.00

5/20/99
L.R.

AS OF: 05/14/99

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87 56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 99- 9

FOR WORK DONE PRIOR TO: 05/14/99

TASK-NO	REC	DATE	TRAN	EMPL	ACT DESCRIPTION	RATE	HRS.	TIME	-----DOLLARS-----		
									EXP.	BILL TO	BALANCE
99-9	146980	/ /	TIME	MJE	MC	75.00	0.00	0.00			
99-9	146974	04/13/99	TIME	MJE	MC	75.00	0.50	37.50			
99-9	145500	04/14/99	TIME	MIL	MM	75.00	0.10	7.50			
99-9	145866	04/14/99	TIME	MCK	CL	28.00	0.50	14.00			
TASK TOTAL								59.00	0.00	0.00	59.00
GRAND TOTAL								59.00	0.00	0.00	59.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/20/1999

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
APPROVAL

FOR PROJECT NUMBER: 99-9

NAME: ALIYA, INC. SITE PLAN
APPLICANT: ZAFAR, SYED

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
05/20/1999	P.B. SITE PLAN APPROVAL F	CHG	100.00		
			-----	-----	-----
		TOTAL:	100.00	0.00	100.00



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ **Branch Office**
507 Broad Street
Milford, Pennsylvania 18337
(570) 296-2765

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

REVIEW NAME: ALIYA, INC. SITE PLAN AMENDMENT
PROJECT LOCATION: 115 CORPORATE DRIVE
SECTION 35-BLOCK 1-LOT 58
PROJECT NUMBER: 99-9
DATE: 14 APRIL 1999
DESCRIPTION: THE APPLICATION PROPOSES THE CONSTRUCTION OF A
48' X 36' FRAMED ENCLOSURE FOR A FREEZER UNIT.
THE PLAN WAS REVIEWED ON A CONCEPT BASIS ONLY.

1. The property is located within the PI Zoning District of the Town. The Applicant indicates that the existing use is a pre-existing, non-conforming use in the PI Zone. The Applicant provides reference information for bulk requirements in both the PI Zone and C Zone (use is permitted in C Zone).

It would be beneficial to verify under what use this building received its original approval to determine what bulk requirements were applied. This should be investigated prior to the time of the next submittal. In any case, based on a review of the bulk information presented, it would appear that this proposed site easily complies with the bulk requirements for either zone.

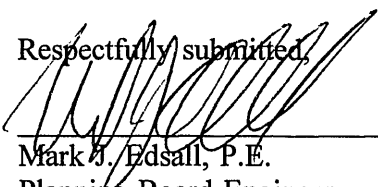
2. The Board should discuss, with the Applicant's Surveyor, the existing condition of the site and verify the scope of the "proposed" work. I note that several items are proposed, including parking space delineation, parking wheel stops, concrete bollards, a dumpster enclosure and some miscellaneous concrete work. As well, the remains of a truck trailer along the westerly property line are to be removed. The Board should verify if any additional items are proposed.
3. The office of the Fire Inspector should be consulted as to the acceptability of the oil fuel tank located at the front of the building and the diesel fuel tank located on the west side of the building.

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS
PAGE 2**

REVIEW NAME: ALIYA, INC. SITE PLAN AMENDMENT
PROJECT LOCATION: 115 CORPORATE DRIVE
SECTION 35-BLOCK 1-LOT 58
PROJECT NUMBER: 99-9
DATE: 14 APRIL 1999

4. The Board may wish to discuss, with the Applicant, whether the enclosure is a "complete" enclosure of the freezer equipment, such that noise generation will not be a concern.
5. So as not to create any confusion relative to the definitions in the Town Code, the reference to "private road" should be revised to reference "shared commercial accessway".
6. The Planning Board may wish to assume the position of **Lead Agency** under the SEQRA process.
7. The Planning Board should determine, for the record, if a **Public Hearing** will be necessary for his **Site Plan**, per its discretionary judgement under Paragraph 48-19.C of the Town Zoning Local Law.
8. At such time that the Planning Board has made further review of this application, **further engineering reviews** and comments will be made, as deemed necessary by the Board.

Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:ALIYA.mk

ALIYA, INC. SITE PLAN (99-9) CORPORATE DRIVE

Mr. Steven Drabick appeared before the board for this proposal.

MR. DRABICK: This application is a site plan for a proposed freezer enclosure or cooler, it's a cooler enclosure. Mr. Syed Zafar, the owner, is planning on, has purchased a rather large freezer which will sit at the rear of the existing building there and their cooler will be enclosed with a stick frame structure, the outer dimensions of it being approximately 36 feet by 48 feet. That will stay at the rear of the building and there will be a concrete plat constructed which will run from one of the loading docks to the floor of the cooler so that it will be sitting at the same elevation as the building's sitting at.

MR. LANDER: This was the former Roadway terminal?

MR. DRABICK: That's correct. Now, in addition with the site plan to the enclosure, we're also showing a proposed dumpster enclosure to accommodate the dumpster, it's on site, and also the information of delineated parking along the front of the building where parking is currently taking place and that includes 11 spaces including one handicapped space. Also, we're calling for the installation of concrete filled bollards to be place around the existing fuel tank at the front of the building which services the building and then around an existing self-contained fuel tank on the side of the building which will be utilized to fuel the delivery trucks. In discussion with Mike following a workshop meeting, I think we came to an agreement that we felt that this is in a PI zone and the use under which this actually is occurring is permitted use in the C zone as a warehouse and the nearest comparable use in the PI zone would be the use group A2. The difference there that in the PI zone, the warehouse is incidental to the office use, whereas what's occurring here is that the office is incidental to the warehouse use. Nevertheless, I think we did agree that being the use that was used on this site by Roadway, it exists now as a pre-existing non-conforming use. In any event on the bulk table, I show both

quantities and in every aspect, we exceed what's required.

MR. PETRO: How about noise from the freezer?

MR. LUCAS: Is it electric?

MR. ZAFAR: It's electric, it's barely any noise.

MR. BABCOCK: This freezer will be completely enclosed in this building, also all the components of the freezer will be inside the building.

MR. LUCAS: Really just a building we're talking about?

MR. BABCOCK: That's correct.

MR. EDSALL: If I might just update my comments a little bit, with some help that Mr. Babcock has provided, under comment 1, I questioned the use and he's confirmed that in fact the A2 use that Steve was referring to is in fact the use that was approved so we've gotten that answer that I posed the question for under comment 1. As far as the fuel question, as far as the fire inspector having approved the location of the fuel tanks, they have been approved and the requirement for the bollards is as a result of the discussion when he gave that approval and my comment regarding the potential for any noise in fact Mike clarified that that's a totally enclosed building so that comment goes away.

MR. LANDER: What exactly do you do in this building?

MR. ZAFAR: We wholesale produce.

MR. LANDER: So there's no manufacturing going on?

MR. ZAFAR: No, strictly distribution center.

MR. LANDER: You have to remember that Roadway Express was in there when Washington Green was built and finalized. Now all those trucks running all night long and especially in the wintertime, so this here is an improvement.

MR. STENT: Well, they have been operating there now this is an existing use in there, now he's looking for the other building there, the whole piece of property has been greatly improved.

MR. BABCOCK: One of the things that he's doing is that he has a refrigerator box truck that's going to be removed and the purpose of this whole freezer is so that he can have the capacity to keep his fruits and vegetables so he can get rid of the truck.

MR. ARGENIO: Is that the essence of comment 2, the end of comment 2 as well the remains of a truck trailer on the westerly property line are to be removed?

MR. EDSALL: Yes.

MR. BABCOCK: That's correct, it will be.

MR. STENT: Mr. Chairman, I make a motion we declare lead agency.

MR. LUCAS: Second it.

MR. PETRO: Motion's been made and seconded that the New Windsor Planning Board declare lead agency for the Aliya, Inc. site plan amendment on Corporate Drive. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. STENT: I don't see any reason to have a public hearing. I make a motion to waive.

MR. ARGENIO: I concur that. Second it.

MR. PETRO: Motion's been made and seconded that the

New Windsor Planning Board waive the public hearing under its discretionary judgment for the Aliya, Inc. site plan amendment. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. STENT: There being no further comments from you, Mark?

MR. PETRO: We have fire on 4/13/99 and highway approval on 4/12.

MR. STENT: Make a motion we grant final approval to the Aliya.

MR. EDSALL: Negative dec.

MR. STENT: Make a motion we declare negative dec for the Aliya, Inc. site plan.

MR. LUCAS: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec for the Aliya, Inc. site plan amendment. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. EDSALL: There are no improvements to bond here, so that normal comment is purposely not included.

MR. LUCAS: Would you remove the trailer?

MR. ZAFAR: We'll be removing it out of the dock, but as an emergency, it will be pulled back into the dock if we need it, it's a registered trailer, if we need it, if coolers breakdown for an emergency, we want to keep one on site.

MR. PETRO: It's registered anyway.

MR. LUCAS: Motion for final approval.

MR. ARGENIO: Second it.

MR. PETRO: Motion's been made and seconded that the New Windsor Planning Board grant final approval to the Aliya, Inc. site plan amendment on Corporate Drive.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 99-9

DATE PLAN RECEIVED: RECEIVED APR 12 1999

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of

Aliya, Inc has been

reviewed by me and is approved ☒

~~disapproved~~ _____

~~If disapproved, please list reason~~ _____

Water is available for this project

HIGHWAY SUPERINTENDENT

DATE

Steve D. Divo
WATER SUPERINTENDENT

4-13-99
DATE

SANITARY SUPERINTENDENT

DATE



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 99-9

DATE PLAN RECEIVED: RECEIVED APR 12 1999

The maps and plans for the Site Approval ✓

Subdivision _____ as submitted by

S. DRABICK for the building or subdivision of

ALIYA, INC. has been

reviewed by me and is approved ✓

disapproved _____.

If disapproved, please list reason _____

HIGHWAY SUPERINTENDENT _____ DATE _____

WATER SUPERINTENDENT _____ DATE _____

[Signature] 4/23/99
SANITARY SUPERINTENDENT _____ DATE _____

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/14/1999

PAGE: 1

LISTING OF PLANNING BOARD **AGENCY APPROVALS**

FOR PROJECT NUMBER: 99-9

NAME: ALIYA, INC. SITE PLAN
APPLICANT: ZAFAR, SYED

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	04/12/1999	MUNICIPAL HIGHWAY	04/12/1999	APPROVED
ORIG	04/12/1999	MUNICIPAL WATER	/ /	
ORIG	04/12/1999	MUNICIPAL SEWER	/ /	
ORIG	04/12/1999	MUNICIPAL FIRE	04/13/1999	APPROVED

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/14/1999

PAGE: 1

LISTING OF PLANNING BOARD **ACTIONS**

STAGE:

STATUS [Open, Withd]
O [Disap, Appr]

FOR PROJECT NUMBER: 99-9

NAME: ALIYA, INC. SITE PLAN

APPLICANT: ZAFAR, SYED

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
04/08/1999	WORK SESSION APPEARANCE	SUBMIT



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 99-9

DATE PLAN RECEIVED: RECEIVED APR 12 1999

RECEIVED

APR 12 1999

N.W. HIGHWAY DEPT.

The maps and plans for the Site Approval ✓

Subdivision _____ as submitted by

_____ for the building or subdivision of

_____ has been

reviewed by me and is approved ✓

disapproved _____

If disapproved, please list reason _____

William J. Sullivan 4/12/99
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

INTER-OFFICE MEMORANDUM

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: April 13, 1999

SUBJECT: Aliya, Inc.

Planning Board Reference Number: PB-99-9

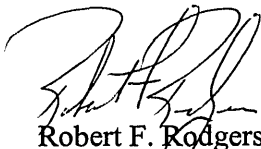
Dated: 12 April 1999

Fire Prevention Reference Number: FPS-99-013

A review of the above referenced subject site plan was conducted on 12 April 1999.

This site plan is acceptable.

Plans Dated: 3 April 1999.

A handwritten signature in black ink, appearing to read 'Robert F. Rodgers', is written over the printed name.

Robert F. Rodgers; c.c.a.
Fire Prevention

RFR/dh

McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- ☐ **Main Office**
45 Quassaick Ave. (Route SW)
New Windsor, New York 12553
(914) 562-8640
- ☐ **Branch Office**
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

99-9

TOWN/VILLAGE OF _____

P/B # NE -

WORK SESSION DATE: 4-8-99

APPLICANT RESUB.
REQUIRED:

REAPPEARANCE AT W/S REQUESTED: NO

PROJECT NAME: ZAFAR 115 CORPORATE DR

PROJECT STATUS: NEW ✓ OLD

REPRESENTATIVE PRESENT: YES

MUNIC REPS PRESENT: BLDG INSP. ✓

FIRE INSP. ✓

ENGINEER _____

PLANNER

P/B CHMN.

OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

USE PI ZONE NOT C

.....

.....

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4MJE91 pbwsform



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (914) 563-4615
Fax: (914) 563-4693

99-9

RECEIVED APR 12 1999

PLANNING BOARD APPLICATION

TYPE OF APPLICATION (check appropriate item):

Subdivision _____ Lot Line Change _____ Site Plan ☒ Special Permit _____

Tax Map Designation: Sec. 36 Block 1 Lot 58

1. Name of Project SITE PLAN PLAT OF PROPOSED FREEZER ENCLOSURE FOR ALIYA, INC.

2. Owner of Record SYED ZAFAR Phone 562-7450

Address: 115 CORPORATE DRIVE, NEW WINDSOR, NY 12553
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant STEVEN P. DRABICK Phone 534-2208

Address: 42 CONTINENTAL ROAD, P O BOX 539, CORNWALL, NY 12518
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan STEVEN P. DRABICK Phone 534-2208

Address: P O BOX 539, CORNWALL, NY 12518
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney _____ Phone _____

Address _____
(Street Name & Number) (Post Office) (State) (Zip)

6. Person to be notified to appear at Planning Board meeting:

STEVEN P. DRABICK 534-2208
(Name) (Phone)

7. Project Location:

On the S'WLY side of CORPORATE DRIVE (PRIVATE RD). 250 feet
(Direction) (Street) (No.)
N'WLY of NYS ROUTE 32
(Direction) (Street)

8. Project Data: Acreage 2.8122 Zone PI School Dist. _____

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes _____ No X

***This information can be verified in the Assessor's Office.**

***If you answer "yes" to question 9, please complete the attached "Agricultural Data Statement".**

10. Description of Project: (Use, Size, Number of Lots, etc.) SITE PLAN FOR THE
ADDITION OF A PROPOSED FREEZER ENCLOSURE.

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes _____ no X

12. Has a Special Permit previously been granted for this property? yes _____ no X

ACKNOWLEDGMENT:

IF THIS ACKNOWLEDGMENT IS COMPLETED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

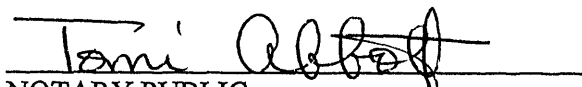
THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

12 DAY OF APRIL 19 99



APPLICANT'S SIGNATURE



NOTARY PUBLIC

NY STATE / ORANGE COUNTY

***** 01AB5003767 *****

TOWN USE ONLY:

RECEIVED APR 12 1999

STEVEN P. DRABICK
Please Print Applicant's Name as Signed

99-9

DATE APPLICATION RECEIVED

APPLICATION NUMBER

PROJECT I.D. NUMBER

617.21

SEQR

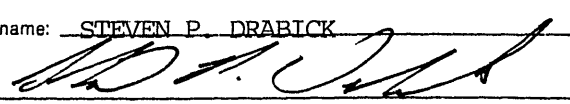
Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR SYED ZAFAR/STEVEN P. DRABICK	2. PROJECT NAME SITE PLAN PLAT OF PROPOSED FREEZER ENCLOSURE PREPARED FOR ALIYA, INC.
3. PROJECT LOCATION: Municipality T/O NEW WINDSOR County ORANGE	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) 115 CORPORATE DRIVE NEW WINDSOR, NY 12553 TAX MAP DESIGNATION: 35-1-58	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: SITE PLAN REVIEW FOR THE ADDITION OF A PROPOSED FREEZER ENCLOSURE.	
7. AMOUNT OF LAND AFFECTED: Initially 2.8122 acres Ultimately 2.8122 acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input checked="" type="checkbox"/> Other Describe: Planned Industrial	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: STEVEN P. DRABICK	Date: 4/9/99
Signature: 	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

1



RECEIVED APR 12 1999

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate review process and use the FULL EAF. <input type="checkbox"/> Yes <input type="checkbox"/> No	
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input type="checkbox"/> No	
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible) C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly: C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly: C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly: C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly: C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly: C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly: C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly: 	
D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly	

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

<input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:	
_____ Name of Lead Agency	
_____ Print or Type Name of Responsible Officer in Lead Agency	_____ Title of Responsible Officer
_____ Signature of Responsible Officer in Lead Agency	_____ Signature of Preparer (if different from responsible officer)
_____ Date	

TOWN OF NEW WINDSOR PLANNING BOARD

SITE PLAN CHECKLIST

ITEM

1. ☒ Site Plan Title
2. ☒ Provide 4" wide X 2" high box directly above title block
(preferably lower right corner) for use by Planning Board in
affixing Stamp of Approval (ON ALL PAGES OF SP)
3. ☒ Applicant's Name(s)
4. ☒ Applicant's Address
5. ☒ Site Plan Preparer's Name
6. ☒ Site Plan Preparer's Address
7. ☒ Drawing Date
8. ☒ Revision Dates
9. ☒ Area Map Inset and Site Designation
10. ☒ Properties within 500' of site
11. ☒ Property Owners (Item #10)
12. ☒ Plot Plan
13. ☒ Scale (1" = 50' or lesser)
14. ☒ Metes and Bounds
15. ☒ Zoning Designation
16. ☒ North Arrow
17. ☒ Abutting Property Owners
18. ☒ Existing Building Locations
19. ☒ Existing Paved Areas
20. ☒ Existing Vegetation
21. ☒ Existing Access & Egress

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PROPOSED IMPROVEMENTS

- 22. _____ Landscaping
- 23. _____ Exterior Lighting
- 24. _____ Screening
- 25. _____ Access & Egress
- 26. ☒ _____ Parking Areas
- 27. _____ Loading Areas
- 28. _____ Paving Details (Items 25 - 27)
- 29. _____ Curbing Locations
- 30. _____ Curbing through section
- 31. _____ Catch Basin Locations
- 32. _____ Catch Basin Through Section
- 33. ☒ _____ Storm Drainage
- 34. ☒ _____ Refuse Storage
- 35. ☒ _____ Other Outdoor Storage
- 36. _____ Water Supply
- 37. _____ Sanitary Disposal System
- 38. ☒ _____ Fire Hydrants
- 39. ☒ _____ Building Locations
- 40. ☒ _____ Building Setbacks
- 41. ☒ _____ Front Building Elevations
- 42. ☒ _____ Divisions of Occupancy
- 43. ☒ _____ Sign Details
- 44. ☒ _____ Bulk Table Inset
- 45. ☒ _____ Property Area (Nearest 100 sq. ft.)
- 46. ☒ _____ Building Coverage (sq. ft.)
- 47. ☒ _____ Building Coverage (% of total area)
- 48. ☒ _____ Pavement Coverage (sq. ft.)
- 49. ☒ _____ Pavement Coverage (% of total area)
- 50. ☒ _____ Open Space (sq. ft.)
- 51. ☒ _____ Open Space (% of total area)
- 52. ☒ _____ No. of parking spaces proposed
- 53. ☒ _____ No. of parking spaces required

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99-9

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, "IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

54. _____ Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.
55. _____ A disclosure Statement, in the form set below, must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.


"Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leaser shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGMENT:

THE PLAT FOR THE PROPOSED SITE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY:  4/9/99

Licensed Professional Date

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99-9

APPLICANT/OWNER PROXY STATEMENT
(for professional representation)

99-9

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

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SYED ZAFAR, deposes and says that he resides
(OWNER) 115 Corporate Drive
at New Windsor, NY 12553 in the County of Orange
(OWNER'S ADDRESS)
and State of New York and that he is the owner of property tax map
(Sec. Block Lot)
designation number (Sec. 36 Block 1 Lot 58) which is the premises described in
the foregoing application and that he authorizes:

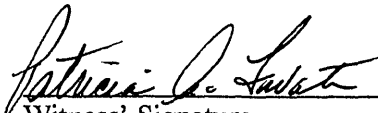
(Applicant Name & Address, if different from owner)

STEVEN P. DRABICK, P.L.S. P O BOX 539, CORNWALL, NY 12518


(Name & Address of Professional Representative of Owner and/or Applicant)

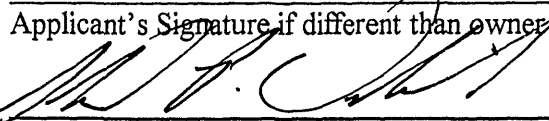
to make the foregoing application as described therein.

Date: 4-7-99

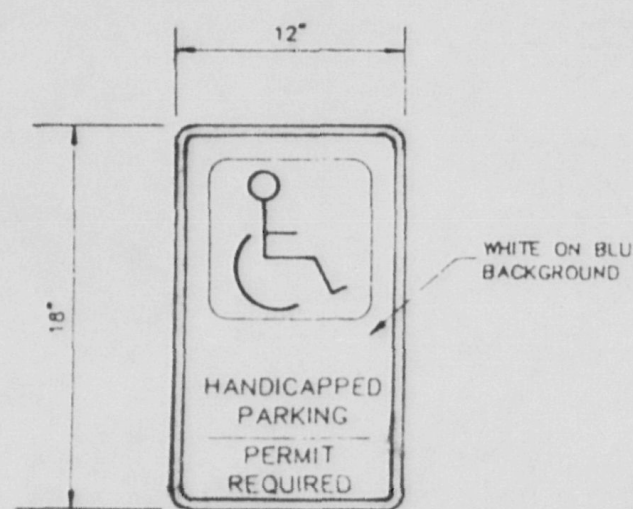
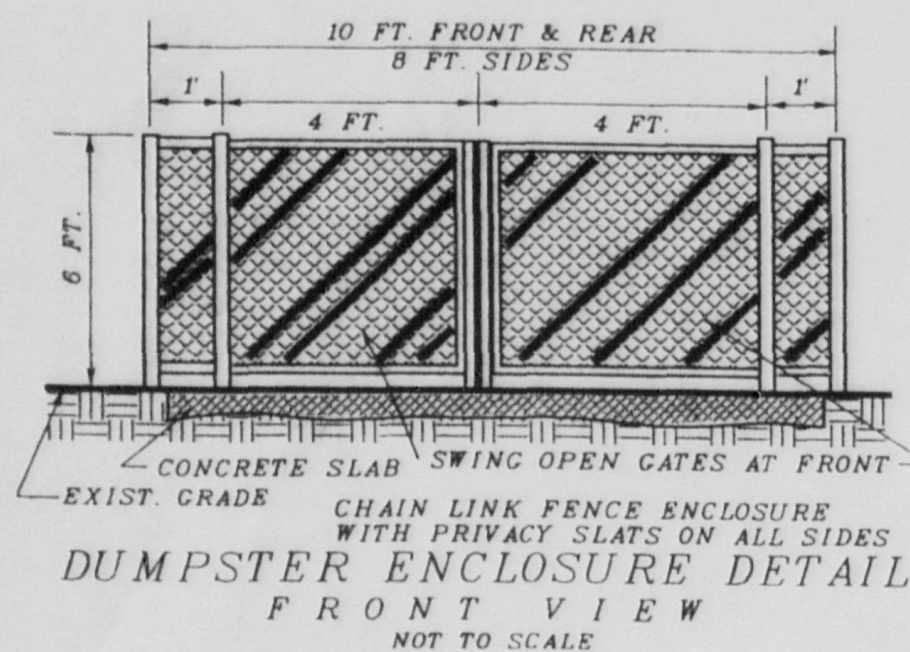
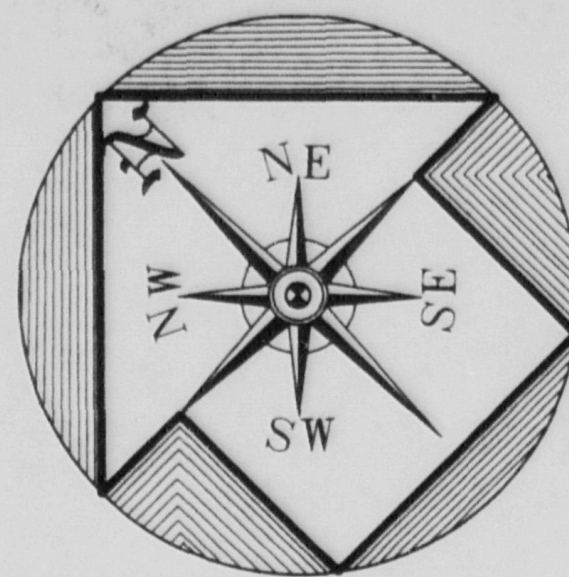

Witness' Signature

PATRICIA A. FAVATA
Notary Public, State of New York
Qualified in Orange County
Reg. # 5008629
Commission Expires February 22, 2001


Owner's Signature

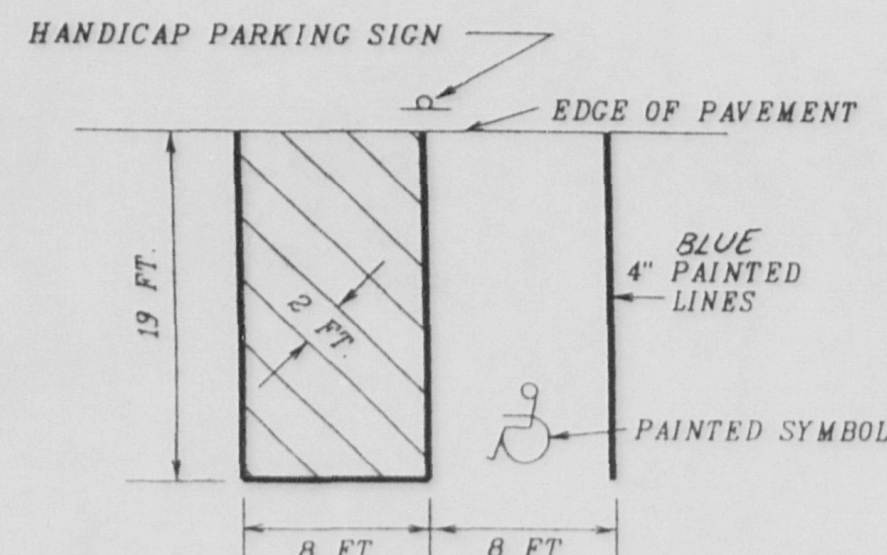

Applicant's Signature if different than owner
Representative's Signature

**THIS FORM CANNOT BE WITNESSED BY THE PERSON OR
REPRESENTATIVE OF THE COMPANY WHO IS BEING AUTHORIZED
TO REPRESENT THE APPLICANT AND/OR OWNER AT THE MEETINGS.**



HANDICAPPED PARKING SIGN DETAIL

NO SCALE
NOTE: PAVED HANDICAPPED PARKING SPACE TO BE PAINTED WITH APPROPRIATE MARKINGS



DELINEATION OF HANDICAPPED PARKING SPACE

NOT TO SCALE

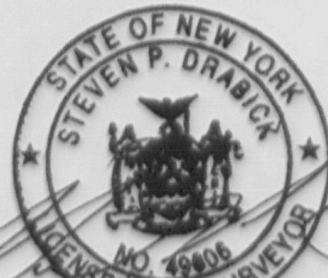
UNAUTHORIZED ALTERATION OR ADDITION TO A PLAT BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209 SUB-DIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

COPIES OF THIS PLAT NOT HAVING THE SEAL OF THE LAND SURVEYOR SHALL NOT BE VALID.

I HEREBY CERTIFY ONLY TO THE PARTIES LISTED HEREON THAT THIS MAP IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON 5-18-99 AND HAS BEEN PREPARED IN ACCORDANCE WITH THE CODE OF PRACTICE ESTABLISHED BY THE N.Y.S. ASSOC. OF PROFESSIONAL LAND SURVEYORS, INC.

THIS CERTIFICATION DOES NOT RUN WITH TITLE TO THE LAND AND IS SUBJECT TO ANY STATE OF FACTS A TITLE SEARCH MAY REVEAL.

• ALIYA, INC.
• TOWN OF NEW WINDSOR



STEVEN P. DRABICK P.L.S. NY LIC. #49806

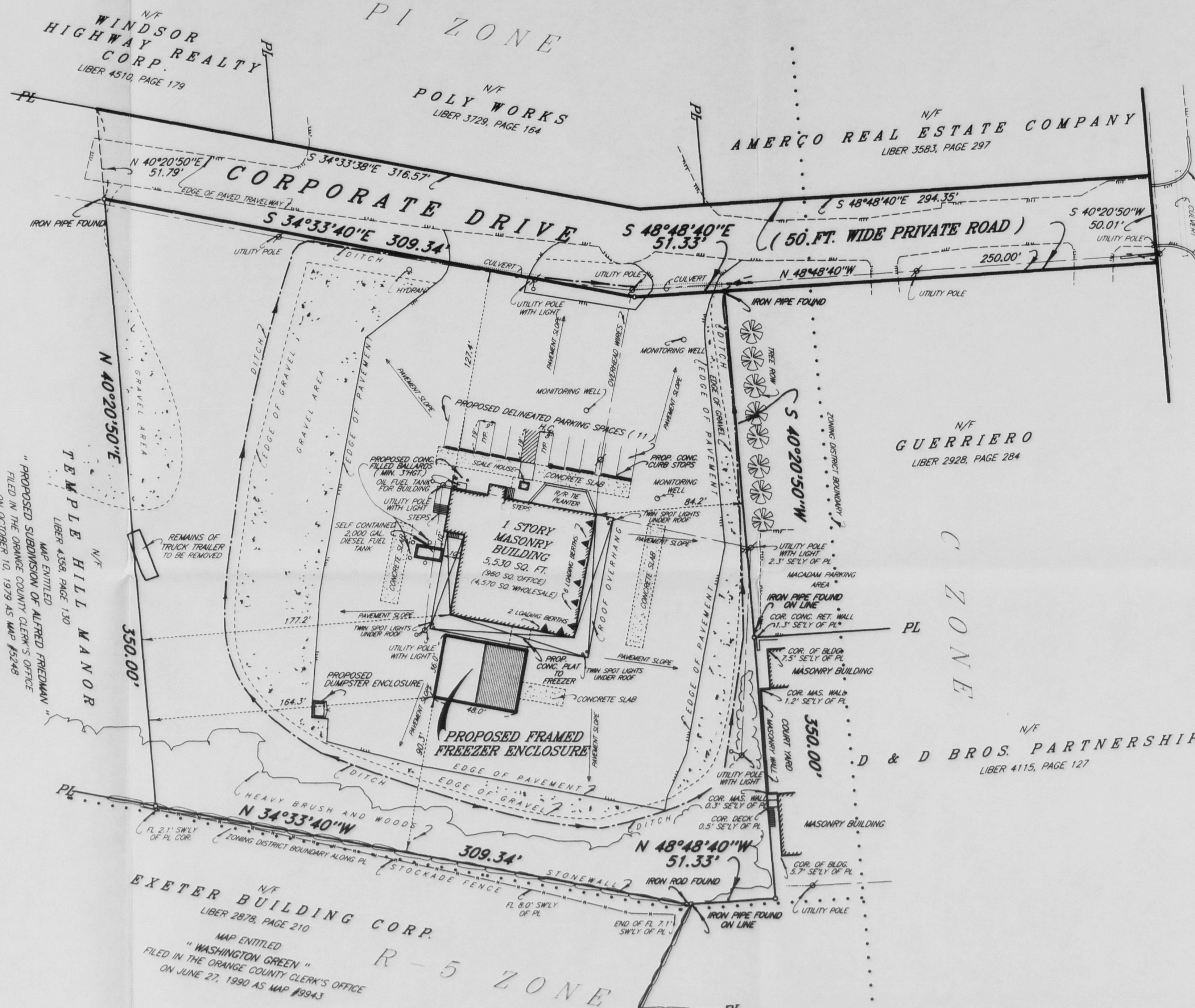


TABLE OF ZONING REQUIREMENTS

MOST COMPARABLE PERMITTED USE BY RIGHT IN PI ZONE

(USE GROUP A 2)
80,000 SQ. FT.
200 FT.
100 FT.
50 FT./110 FT.
50 FT.

4\"/>

C ZONE USE GROUP A 17*
(AS AN EXISTING NON-CONFORMING USE)

MINIMUM REQUIRED	PROVIDED
LOT AREA: 80,000 SQ. FT.	122,499 SQ. FT.
LOT WIDTH: 200 FT.	360 FT.
FRONT YARD: 60 FT.	127.4 FT.
SIDE YARD/BOTH: 30 FT./70 FT.	84.2 FT./248.5 FT.
REAR YARD: 30 FT.	90.3 FT.

MAXIMUM REQUIRED
BUILDING HEIGHT: 6\"/>

NOTE: SEE NOTE #8 & #9

PARKING SCHEDULE

BUSINESSES & PROFESSIONAL OFFICES

1 SPACE PER 200 SQ. FT. OF OFFICE FLOOR AREA = 4.8 SPACES
AND
1 SPACE FOR EVERY 1,000 SQ. FT. OF WHOLESALE FLOOR AREA = 4.6 SPACES

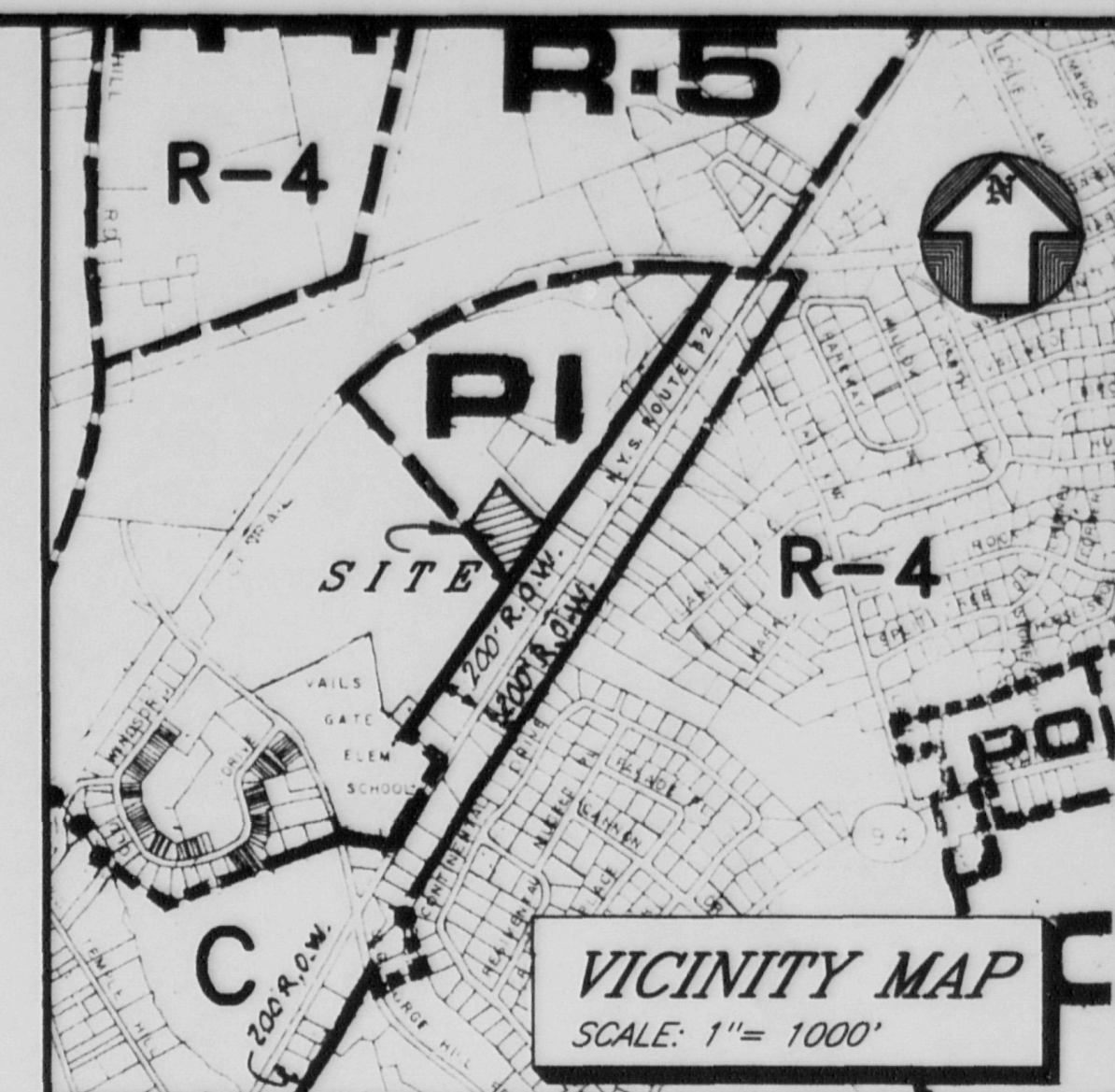
OR
WHOLESALE ESTABLISHMENTS OR WAREHOUSES
1 SPACE FOR EACH 2 EMPLOYEES IN THE MAXIMUM WORK SHIFT (22 EMPLOYEES) = 11 SPACES

OR
1 SPACE FOR EVERY 1,000 SQ. FT. OF FLOOR AREA = 5.5 SPACES

TOTAL NUMBER OF SPACES PROVIDED = 11

ADDITIONAL INFORMATION

BUILDING COVERAGE	SQ. FT.	% OF TOTAL AREA
BUILDING COVERAGE	7,260	5.9
PAVEMENT COVERAGE	52,305	42.7
OPEN SPACE	62,934	51.4



NOTES:

- 1) BEING A SITE PLAN OF SECTION 35, BLOCK 1, LOT 58 AS SHOWN ON THE TOWN OF NEW WINDSOR TAX MAP.
- 2) OWNER / APPLICANT: SYED ZAFAR
115 CORPORATE DRIVE
NEW WINDSOR, NY 12553
- 3) PROPERTY ZONE: PI ZONE
- 4) PROPERTY AREA: 2.8122 ACRES
- 5) PROPOSED USE: FREEZER ENCLOSURE ADDITION TO EXISTING PRODUCE WHOLESALE BUSINESS.
- 6) WATER SUPPLY: TOWN OF NEW WINDSOR MUNICIPAL
- 7) SANITARY SEWAGE DISPOSAL: TOWN OF NEW WINDSOR MUNICIPAL
- 8) ALTHOUGH THE SITE LIES IN THE PI ZONE, THE EXISTING USE IS PERMITTED BY RIGHT IN ZONE C, USE GROUP A 17 (WHOLESALE SALES) WITH MINIMUM OFF-STREET PARKING AS STATED IN COLUMN D 25.
- 9) AS AN PRE-EXISTING NON-CONFORMING USE IN THE PI ZONE THE BULK TABLE VALUES AND PARKING SCHEDULE AS SHOWN HEREON REFLECT BOTH ZONES FOR COMPARISON TO THE EXISTING CONDITIONS.

APPROVED BY THE
BUREAU OF FIRE PREVENTION
TOWN OF NEW WINDSOR, N. Y.

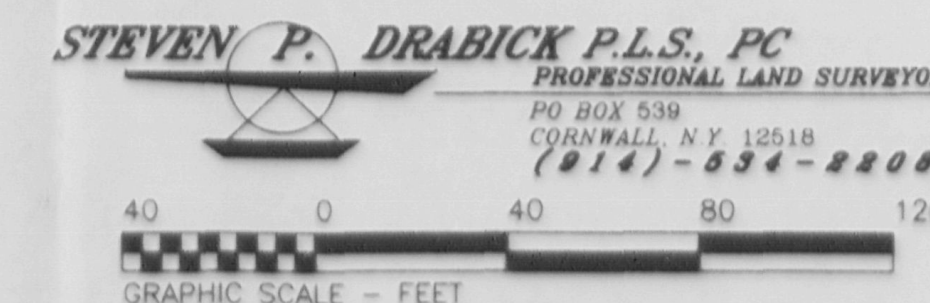
DATE 3/17/99 SIGNATURE [Signature]



SITE PLAN PLAT OF PROPOSED FREEZER ENCLOSURE PREPARED FOR ALIYA, INC.

TOWN OF NEW WINDSOR
SCALE: 1" = 40'

ORANGE COUNTY, NEW YORK
APRIL 3, 1999



SHEET 1 OF 1 JOB NO. 610-99

RECEIVED APR 12 1999

REVISIONS	
DATE	DESCRIPTION